

**Fill in this information to identify your case:**

United States Bankruptcy Court for the:

CENTRAL DISTRICT OF CALIFORNIA

Case number (if known) Chapter **11**

☐ Check if this an amended filing

**Official Form 201**

**Voluntary Petition for Non-Individuals Filing for Bankruptcy**

04/20

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name **MAH 710 Park Avenue 19C Inc.**

2. All other names debtor used in the last 8 years

Include any assumed names, trade names and *doing business as* names

3. Debtor's federal Employer Identification Number (EIN) **81-2011676**

4. Debtor's address Principal place of business Mailing address, if different from principal place of business

**710 PARK AVENUE #19C  
New York, NY 10001**

Number, Street, City, State & ZIP Code

**New York**

County

**4337 Marina City Drive PH 43  
Marina Del Rey, CA 90292**

P.O. Box, Number, Street, City, State & ZIP Code

Location of principal assets, if different from principal place of business

**4337 Marina City Drive PH 43 Marina Del Rey, CA 90292**

Number, Street, City, State & ZIP Code

5. Debtor's website (URL)

6. Type of debtor

☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))

☐ Partnership (excluding LLP)

☐ Other. Specify:

Debtor **MAH 710 Park Avenue 19C Inc.**  
Name

Case number (if known)

**7. Describe debtor's business**

A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
- ☒ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- ☐ Railroad (as defined in 11 U.S.C. § 101(44))
- ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
- ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
- ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
- ☐ None of the above

B. Check all that apply

- ☐ Tax-exempt entity (as described in 26 U.S.C. §501)
- ☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- ☐ Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.  
See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

**8. Under which chapter of the Bankruptcy Code is the debtor filing?**

Check one:

- ☐ Chapter 7
- ☐ Chapter 9

☒ Chapter 11. Check **all** that apply:

A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.

- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,725,625. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, **and it chooses to proceed under Subchapter V of Chapter 11**. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12

**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**

- ☒ No.
- ☐ Yes.

If more than 2 cases, attach a separate list.

District	_____	When	_____	Case number	_____
District	_____	When	_____	Case number	_____

Debtor **MAH 710 Park Avenue 19C Inc.**  
Name

Case number (if known)

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?
- ☒ No  
☐ Yes.

List all cases. If more than 1, attach a separate list

Debtor Relationship  
District When Case number, if known

11. Why is the case filed in this district?
- Check all that apply:
- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?
- ☒ No  
☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? (Check all that apply.)

☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard?

☐ It needs to be physically secured or protected from the weather.

☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

☐ Other

Where is the property?

Number, Street, City, State & ZIP Code

Is the property insured?

☐ No

☐ Yes. Insurance agency

Contact name

Phone

### Statistical and administrative information

13. Debtor's estimation of available funds
- Check one:
- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors
- ☒ 1-49  
☐ 50-99  
☐ 100-199  
☐ 200-999
- ☐ 1,000-5,000  
☐ 5001-10,000  
☐ 10,001-25,000
- ☐ 25,001-50,000  
☐ 50,001-100,000  
☐ More than 100,000

15. Estimated Assets
- ☐ \$0 - \$50,000  
☐ \$50,001 - \$100,000  
☐ \$100,001 - \$500,000  
☐ \$500,001 - \$1 million
- ☒ \$1,000,001 - \$10 million  
☐ \$10,000,001 - \$50 million  
☐ \$50,000,001 - \$100 million  
☐ \$100,000,001 - \$500 million
- ☐ \$500,000,001 - \$1 billion  
☐ \$1,000,000,001 - \$10 billion  
☐ \$10,000,000,001 - \$50 billion  
☐ More than \$50 billion

16. Estimated liabilities
- ☐ \$0 - \$50,000  
☒ \$1,000,001 - \$10 million  
☐ \$500,000,001 - \$1 billion

Debtor	<b>MAH 710 Park Avenue 19C Inc.</b>	Case number (if known)	
Name			
	<input type="checkbox"/> \$50,001 - \$100,000	<input type="checkbox"/> \$10,000,001 - \$50 million	<input type="checkbox"/> \$1,000,000,001 - \$10 billion
	<input type="checkbox"/> \$100,001 - \$500,000	<input type="checkbox"/> \$50,000,001 - \$100 million	<input type="checkbox"/> \$10,000,000,001 - \$50 billion
	<input type="checkbox"/> \$500,001 - \$1 million	<input type="checkbox"/> \$100,000,001 - \$500 million	<input type="checkbox"/> More than \$50 billion

Debtor **MAH 710 Park Avenue 19C Inc.**  
Name

Case number (if known)

**Request for Relief, Declaration, and Signatures**

**WARNING --** Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature  
of authorized  
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

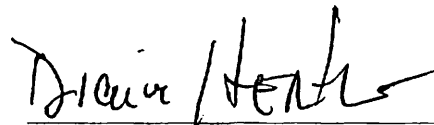
I declare under penalty of perjury that the foregoing is true and correct.

Executed on June 7, 2021  
MM / DD / YYYY

**X** /s/ Diane Hertz

Signature of authorized representative of debtor

Title Secretary

  
Printed name

**18. Signature of attorney**

**X** /s/ Stella Havkin

Signature of attorney for debtor

Date June 7, 2021

MM / DD / YYYY

**Stella Havkin 134334**

Printed name

**Havkin & Shrago Attorneys at Law**

Firm name

**5950 Canoga Avenue, #400  
Woodland Hills, CA 91367**

Number, Street, City, State & ZIP Code

Contact phone 818 999-1568

Email address stella@havkinandshrago.com

**134334 CA**

Bar number and State

**Fill in this information to identify the case:**

Debtor name **MAH 710 Park Avenue 19C Inc.**  
United States Bankruptcy Court for the: **CENTRAL DISTRICT OF CALIFORNIA**  
Case number (if known): \_\_\_\_\_

☐ Check if this is an  
amended filing

**Official Form 204**

**Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders**

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Essex Marina City Club LP c/o PMP Management Los Angeles 11900 Olympic Blvd. #630 Los Angeles, CA 90064		HOA dues.				\$96,025.74
Los Angeles County Tax Collector 225 N. Hill Street Room 122 Los Angeles, CA 90012						\$22,455.83

**United States Bankruptcy Court  
Central District of California**

In re **MAH 710 Park Avenue 19C Inc.**

Debtor(s)

Case No.

Chapter

**11**

**LIST OF EQUITY SECURITY HOLDERS**

Following is the list of the Debtor's equity security holders which is prepared in accordance with rule 1007(a)(3) for filing in this Chapter 11 Case

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
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<b>Diane Hertz 4337 Marina City Drive PH 43 Marina Del Rey, CA 90292</b>	<b>Common</b>		
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<b>John Hertz 4337 Marina City Drive PH 43 Marina Del Rey, CA 90292</b>	<b>Common</b>		
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**DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP**

I, the **Secretary** of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date **June 7, 2021**

Signature **/s/ Diane Hertz**  
**Diane Hertz**



*Penalty for making a false statement of concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both  
18 U.S.C. §§ 152 and 3571*

**United States Bankruptcy Court  
Central District of California**In re **MAH 710 Park Avenue 19C Inc.**

Debtor(s)

Case No.

Chapter **11****DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR(S)**

1. Pursuant to 11 U.S.C. § 329(a) and Fed. Bankr. P. 2016(b), I certify that I am the attorney for the above named debtor(s) and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:

For legal services, I have agreed to accept .....	\$	<b>10,000.00</b>
Prior to the filing of this statement I have received .....	\$	<b>10,000.00</b>
Balance Due .....	\$	<b>0.00</b>

2. The source of the compensation paid to me was:

☒ Debtor ☐ Other (specify):

3. The source of compensation to be paid to me is:

☒ Debtor ☐ Other (specify):

4. ☒ I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.

☐ I have agreed to share the above-disclosed compensation with a person or persons who are not members or associates of my law firm. A copy of the agreement, together with a list of the names of the people sharing in the compensation is attached.

5. In return for the above-disclosed fee, I have agreed to render legal service for all aspects of the bankruptcy case, including:

- a. Analysis of the debtor's financial situation, and rendering advice to the debtor in determining whether to file a petition in bankruptcy;
- b. Preparation and filing of any petition, schedules, statement of affairs and plan which may be required;
- c. Representation of the debtor at the meeting of creditors and confirmation hearing, and any adjourned hearings thereof;
- d. [Other provisions as needed]

**Negotiations with secured creditors to reduce to market value; exemption planning; preparation and filing of reaffirmation agreements and applications as needed; preparation and filing of motions pursuant to 11 USC 522(f)(2)(A) for avoidance of liens on household goods.**

6. By agreement with the debtor(s), the above-disclosed fee does not include the following service:

**Representation of the debtors in any dischargeability actions, judicial lien avoidances, relief from stay actions or any other adversary proceeding.**

**CERTIFICATION**

I certify that the foregoing is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in this bankruptcy proceeding.

**June 7, 2021**

Date

**/s/ Stella Havkin****Stella Havkin 134334**

Signature of Attorney

**Havkin & Shrago Attorneys at Law****5950 Canoga Avenue, #400****Woodland Hills, CA 91367****818 999-1568 Fax: 818 305-6040****stella@havkinandshrago.com**

Name of law firm



Attorney or Party Name, Address, Telephone & FAX Nos.,  
State Bar No. & Email Address  
Stella Havkin 134334  
Havkin & Shrago Attorney at Law  
5950 Canoga Avenue, #400  
Woodland Hills, CA 91367  
818 999-1568 Fax: 818 234-1424  
email: stella@havkinandshrago.com

FOR COURT USE ONLY

- ☐ Debtor(s) appearing without an attorney  
☒ Attorney for Debtor

**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA**

In re:

MAH 710 Park Avenue 19C Inc.

CASE NO.:

CHAPTER: 11

**VERIFICATION OF MASTER  
MAILING LIST OF CREDITORS**

**[LBR 1007-1(a)]**

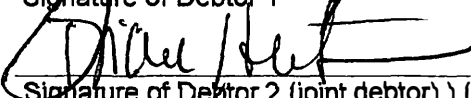
Debtor(s).

Pursuant to LBR 1007-1(a), the Debtor, or the Debtor's attorney if applicable, certifies under penalty of perjury that the master mailing list of creditors filed in this bankruptcy case, consisting of 1 sheet(s) is complete, correct, and consistent with the Debtor's schedules and I/we assume all responsibility for errors and omissions.

Date: June 7, 2021

  
Signature of Debtor 1

Date: \_\_\_\_\_

  
Signature of Debtor 2 (joint debtor) ) (if applicable)

Date: June 7, 2021

/s/ Stella Havkin

Signature of Attorney for Debtor (if applicable)

MAH 710 Park Avenue 19C Inc. 4337  
Marina City Drive PH 43 Marina Del  
Rey, CA 90292

Stella Havkin  
Havkin & Shrago Attorneys at Law  
5950 Canoga Avenue, #400  
Woodland Hills, CA 91367

Essex Marina City Club LP  
c/o PMP Management Los Angeles  
11900 Olympic Blvd. #630  
Los Angeles, CA 90064

ILYM, LLC  
13636 Ventura Blvd. #701  
Sherman Oaks, CA 91423

Jane Mardan  
Trustee of the JMM Revocable Trust  
13636 Ventura Blvd. #701  
Sherman Oaks, CA 91423

Lending Bee, Inc.  
13636 Ventura Blvd. #701  
Sherman Oaks, CA 91423

Los Angeles County Tax Collector  
225 N. Hill Street Room 122  
Los Angeles, CA 90012

Tetyana Titomyr  
10430 Wilshire Boulevard, #PH2  
Los Angeles, CA 90024

Attorney or Party Name, Address, Telephone & FAX Nos., and State Bar No. & Email Address <b>Stella Havkin #134334</b> <b>Havkin &amp; Shrago Attorneys at Law</b> <b>5950 Canoga Avenue, #400</b> <b>Woodland Hills, CA 91367</b> <b>818 999-1568 Fax: 818 293-2414</b> <b>email: stella@havkinandshrago.com</b>	FOR COURT USE ONLY
<p align="center"><b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA</b></p>	
In re: <b>MAH 710 Park Avenue 19C Inc.</b>  <div style="text-align: right;">Debtor(s),  Plaintiff(s),   Defendant(s).</div>	CASE NO.: ADVERSARY NO.: CHAPTER: 11  <div style="text-align: center;"><b>CORPORATE OWNERSHIP STATEMENT PURSUANT TO FRBP 1007(a)(1) and 7007.1, and LBR 1007-4</b></div> <div style="text-align: right;">[No hearing]</div>

*Pursuant to FRBP 1007(a)(1) and 7007.1, and LBR 1007-4, any corporation, other than a governmental unit, that is a debtor in a voluntary case or a party to an adversary proceeding or a contested matter shall file this Statement identifying all its parent corporations and listing any publicly held company, other than a governmental unit, that directly or indirectly own 10% or more of any class of the corporation's equity interest, or state that there are no entities to report. This Corporate Ownership Statement must be filed with the initial pleading filed by a corporate entity in a case or adversary proceeding. A supplemental statement must promptly be filed upon any change in circumstances that renders this Corporate Ownership Statement inaccurate.*

I, **Stella Havkin 134334**, the undersigned in the above-captioned case, hereby declare  
 (Print Name of Attorney or Declarant)  
 under penalty of perjury under the laws of the United States of America that the following is true and correct:

**[Check the appropriate boxes and, if applicable, provide the required information.]**

1. I have personal knowledge of the matters set forth in this Statement because:
- ☐ I am the president or other officer or an authorized agent of the Debtor corporation
  - ☐ I am a party to an adversary proceeding
  - ☐ I am a party to a contested matter
  - ☒ I am the attorney for the Debtor corporation
- 2.a. ☐ The following entities, other than the debtor or a governmental unit, directly or indirectly own 10% or more of any class of the corporation's(s') equity interests:  
*[For additional names, attach an addendum to this form.]*
- b. ☒ There are no entities that directly or indirectly own 10% or more of any class of the corporation's equity interest.

**June 7, 2021**

Date

By: **/s/ Stella Havkin**

Signature of Debtor, or attorney for Debtor

Name: **Stella Havkin 134334**

Printed name of Debtor, or attorney for Debtor

**United States Bankruptcy Court  
Central District of California**

In re MAH 710 Park Avenue 19C Inc.

Debtor(s)

Case No.

Chapter

11

**STATEMENT REGARDING AUTHORITY TO SIGN AND FILE PETITION**

I, **Diane Hertz**, declare under penalty of perjury that I am the of **Mah 710 Park Avenue 19C Inc.**, and that the following is a true and correct copy of the resolutions adopted by the Board of Directors of said corporation at a special meeting duly called and held on the 7th day of June, 2021.

"Whereas, it is in the best interest of this corporation to file a voluntary petition in the United States Bankruptcy Court pursuant to Chapter 11 of Title 11 of the United States Code;

Be It Therefore Resolved, that **Diane Hertz**, of this Corporation, is authorized and directed to execute and deliver all documents necessary to perfect the filing of a chapter 11 voluntary bankruptcy case on behalf of the corporation; and

Be It Further Resolved, that **Diane Hertz**, of this Corporation is authorized and directed to appear in all bankruptcy proceedings on behalf of the corporation, and to otherwise do and perform all acts and deeds and to execute and deliver all necessary documents on behalf of the corporation in connection with such bankruptcy case, and

Be It Further Resolved, that **Diane Hertz**, of this Corporation is authorized and directed to employ **Stella Havkin 134334**, attorney and the law firm of **Havkin & Shrago Attorneys at Law** to represent the corporation in such bankruptcy case."

Date June 7, 2021

Signed

  
Diane Hertz

Resolution of Board of Directors  
of  
MAH 710 Park Avenue 19C Inc.

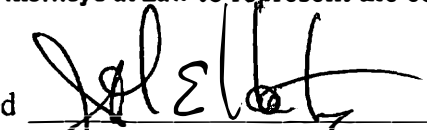
Whereas, it is in the best interest of this corporation to file a voluntary petition in the the United States Bankruptcy Court pursuant to Chapter 11 of Title 11 of the United States Code;

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Be It Further Resolved, that **Diane Hertz**, of this Corporation is authorized and directed to employ **Stella Havkin 134334**, attorney and the law firm of **Havkin & Shrago Attorneys at Law** to represent the corporation in such bankruptcy case.

Date June 7, 2021

Signed 

Date June 7, 2021

Signed 